



ZONING ORDINANCE
DIVISION 708
DISTRICT STANDARDS AND PERMITTED USES

712.03 Extended stay facilities

- A. Extended Stay Hotels or Motels shall be defined as any hotel or motel in which fifty percent or greater of all guest rooms have facilities for both the storage, refrigeration, and preparation of food, and/or which are advertised, designed, or utilized for weekly or monthly occupancy.
- B. A Special Land Use Permit must be obtained for the construction and operation of Extended Stay Hotels and Motels and may only be permitted in OS, OHR, and RRC zoning districts; furthermore, Extended Stay Hotels and Motels shall comply with the following restrictions:
 - 1. All guest rooms which have facilities for both the storage and preparation of food and have less than 300 square feet of floor area are limited to a maximum of 2 persons per such room; however, for all such guest rooms greater than 300 square feet, one additional person shall be allowable per each additional 75 square feet of floor area up to and including a maximum of 4 persons.
 - 2. Minimum lot size for extended stay hotels is two acres.
 - 3. No more than 10 percent of individual guests shall register, reside in, or occupy any room or rooms within the same licensed facility for more than a 90 day period.
An indoor or fenced outdoor active recreation area shall be provided. The size of each recreation area shall be calculated at a ratio of 5 square feet per room with a minimum provision of 750 square feet. All recreation areas must be approved by the Planning and Zoning Director prior to development to ensure that all applicable safety specifications and standards are met.
 - 4. No permanent business license shall be issued for the conduct of any business from any guest room of the facility.
 - 5. No hotel or motel under this section is to be converted to or used as an apartment or condominium without prior approval of City Council. Any hotel or motel converted to such use must meet all applicable state and local codes including zoning standards.
 - 6. No hotel or motel or other structure can be converted to an extended stay facility without meeting all of the rules and regulations contained within 712.03 and must obtain a Special Land Use Permit from City Council, as mentioned in 712.01.
 - 7. Extended stay hotels/motels must have a landscape plan submitted, approved, and constructed prior to issuance of a business license.
 - 8. Extended stay hotels/motels must have a minimum of 25% of the lot area dedicated to either active or passive open space. The open space shall include active recreation, such as a children's playground area, and/or passive recreation, such as greenspace and walking paths.
 - 9. Each guest room must be protected with a sprinkler system approved by the fire marshal or their designee.
 - 10. Each guest room having a stove-top unit or other type burner unit shall be required to also include a maximum 60 minute automatic power off timer for each such unit.
 - 11. A hard-wired smoke detector shall be provided and installed in each guest room.
 - 12. No outside storage or permanent parking of equipment or vehicles shall be allowed.
 - 13. All such facilities shall provide a 50 foot undisturbed buffer from any property zoned for multi family residential purposes and/or a 100 foot undisturbed buffer from any property zoned for single family residential purposes.
 - 14. No building may be placed within 300 feet of any residentially zoned property, inclusive of the required buffer.
 - 15. These restrictions shall apply to all facilities permitted or expanded after September 8, 2004.
 - 16. All extended stay facilities shall have a maximum density of 75 guest units per gross acre of development.